



45 Manor Chare

Quayside



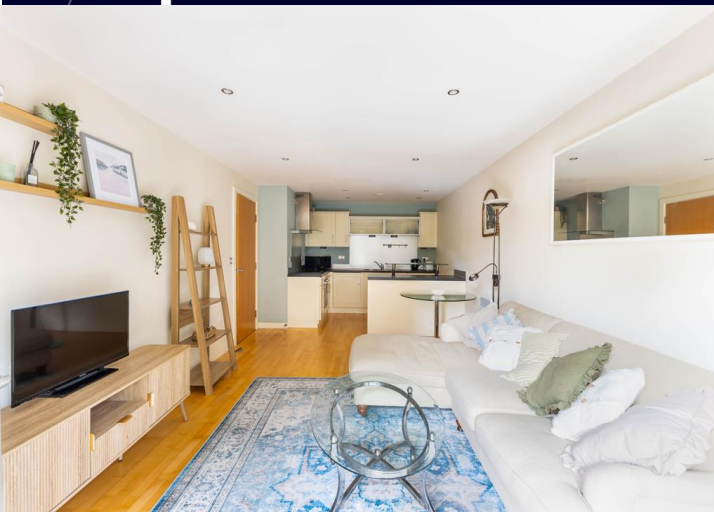
45 Manor Chare, Quayside, NE1 2EQ

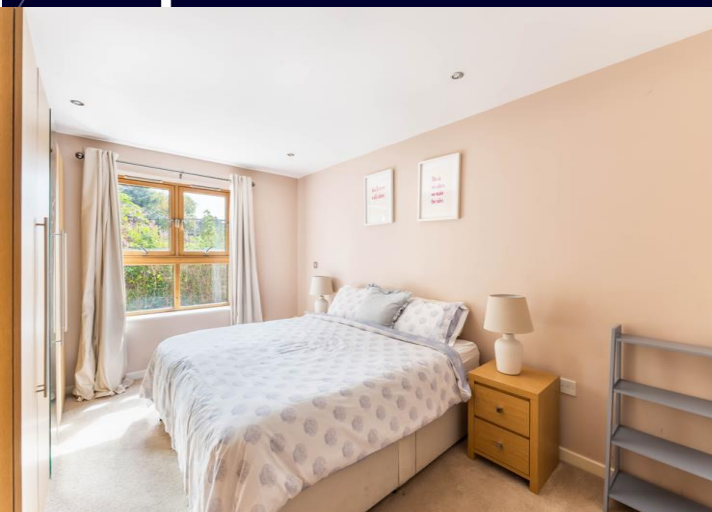
45 Manor Chare is a superb upper floor two bedroom apartment, enjoying lovely views towards the surrounding bridges and the wider Quayside.

Manor Chare is ideally placed for easy access to the Quayside, Newcastle city centre, local shops/amenities and a wide variety of restaurants, bars and cafes. There are regular public transport links, via the bus & the Metro, to the city centre and around Newcastle, with Central Station having direct train services to London, Edinburgh and other major cities.

The property is ideally positioned within easy reach of Newcastle city centre and the Quayside, with views towards the Tyne Bridge.

Upon entry, a lift provides access to the upper floor, where the apartment is situated. There is a welcoming entrance hall with a useful storage cupboard. The principal bedroom is a spacious double, enjoying attractive views and benefiting from an ensuite shower room, which is fully tiled. The second bedroom is another generous double bedroom and benefits from a separate family bathroom comprising a bath with shower over, WC and wash hand basin, again finished with full tiling. The kitchen and living space is a particularly bright and spacious area, benefiting from a private south-facing balcony, allowing an abundance of natural light into the room. The apartment enjoys attractive views towards the surrounding steps, Tyne Bridge and All Saints Church, creating a lovely outlook. The kitchen is well equipped with an oven, induction hob, dishwasher, washer-dryer and fridge freezer.





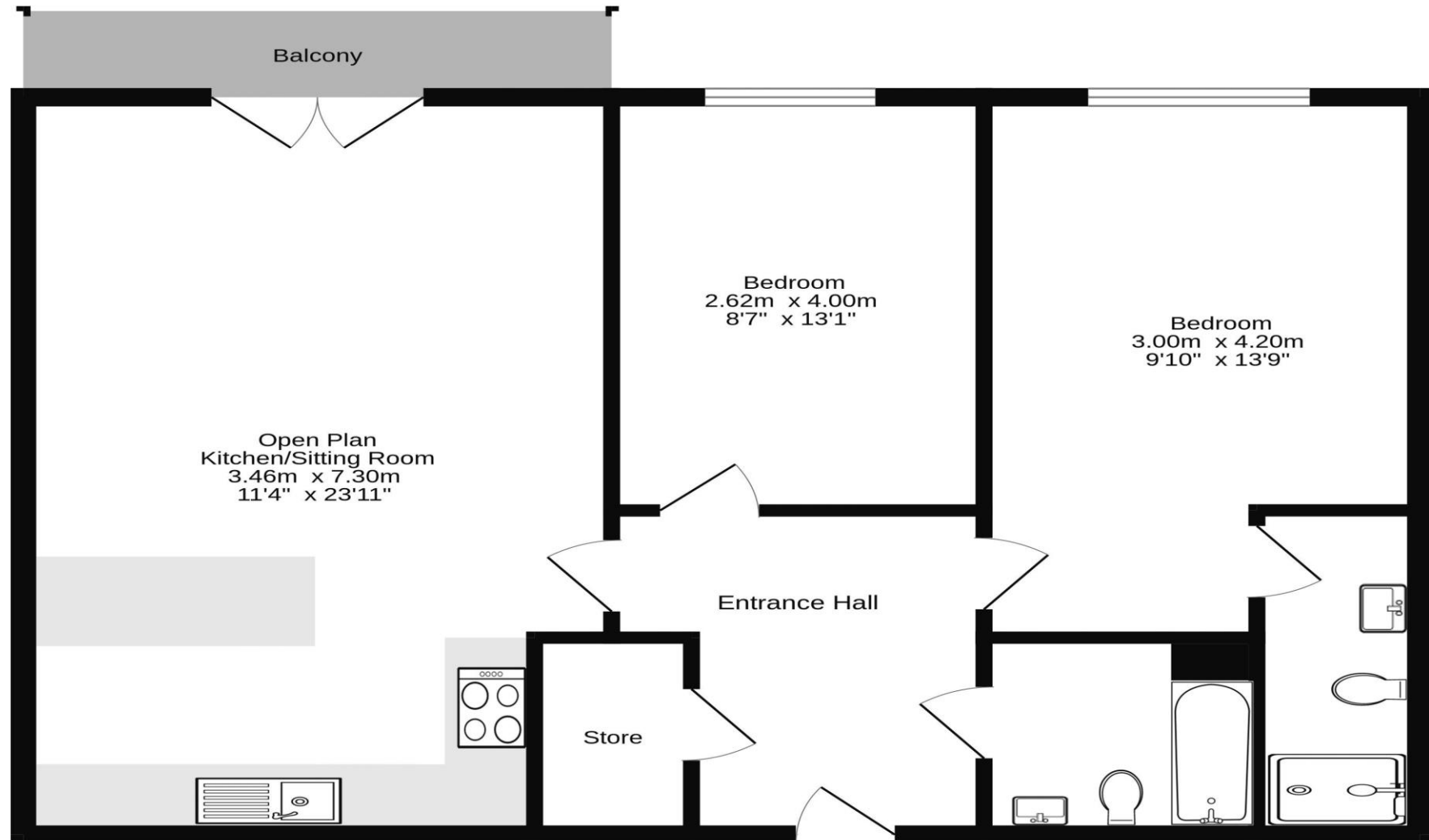
A further benefit of the apartment is the allocated parking space within the covered residents' parking area, providing valuable secure parking in such a central location

Offered to the market with No Onward Chain, early viewings are highly encouraged.

Services | Mains; Electricity, Water, Drainage | Tenure; Leasehold | Lease Term Remaining; 102 Years | Ground Rent; £250 Per Annum | Service Charge: £4626 Per Annum | Council Tax; Band D | Energy Performance Certificate; Rating B

Price Guide: Guide Price £180,000

Second Floor
71.3 sq.m. (767 sq.ft.) approx.



TOTAL FLOOR AREA : 71.3 sq.m. (767 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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